



**QUINCY PLANNING BOARD**  
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DENNIS E. HARRINGTON  
Director

THOMAS P. KOCH  
Mayor

## **QUINCY PLANNING BOARD MEETING** **Wednesday, September 10, 2014**

The regular meeting of the Quincy Planning Board will be held on  
Wednesday, September 10, 2014 at 7:00 PM, in the  
City Council Chambers, 2<sup>nd</sup> Floor, City Hall,  
1305 Hancock Street, Quincy, Massachusetts 02169  
The Public is welcome to attend.

### **AGENDA**

**7:00 PM** Call to Order by Chairman  
Vote on minutes of the July 16, 2014 Planning Board meeting

**7:00 PM Public Hearing -168 School Street - Site Plan Review, Planning Board Case No. 2015-01**

In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a public hearing on **Wednesday, September 10, 2014 at 7:00 P.M.** in the new City Council Chambers, 2<sup>nd</sup> Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Fort Granite realty Corp., c/o The Heritage Companies, 70 Quincy Avenue, Quincy, MA 02169 for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1. The applicant proposes to construct thirty-two (32) condominiums in one, three (3) story building with parking under the building and surface parking on the site. The applicant also proposes landscaping, drainage and other site modifications. The property contains 200,977± square feet of land and is located at **168 School Street and Brook Road**. The land is within the Residence B zoning district and is shown on Assessors Map 3056 Lots 55/2, 56/3 and 64/49.

**7:10 PM Public Hearing - 27-47 & 53 Liberty Street, Special Permit/Site Plan Approval, Planning Board Case No. 2015-02**

In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a public hearing on **Wednesday, September 10, 2014 at 7:10 P.M.** in the new City Council Chambers, 2<sup>nd</sup> Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of SSG Development, LLC for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1(Site Plan Review) and Special Permits under Quincy Zoning Ordinance Title 17, Section 5.2.6 (Loading) and 5.1.17 (Parking). The applicant proposes to construct a four (4) story, 118,406 sq ft self-storage facility with parking for ten (10) vehicles and related loading areas. The applicant also proposes landscaping, drainage and other site modifications. The property contains 51,770± square feet of

land and is located at **27-47 & 53 Liberty Street**. The land is within the Industrial A zoning district and is shown on Assessors Map 3064 Lots 17C & 38B.

**7:30 PM Public Hearing - 37-45 Wren Terrace, Site Plan Approval, Planning Board Case No. 2015-05**

In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a public hearing on **Wednesday, September 10, 2014 at 7:30 P.M.** in the new City Council Chambers, 2<sup>nd</sup> Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Ryder Development Corp. 847 Washington Street, Weymouth, MA 02189 for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review). The proposal is to construct nine (9) three bedroom townhouse units with garages and surface parking. The applicant also proposes landscaping, drainage and other site modifications. The property contains 46,164 square feet of land and is located at **37-45 Wren Terrace**. The land is within the Residence B zoning district and is shown on Assessors Map 4103 - Lots-36/1, 37/2, 38/3, 39/4, 40/5, 41/6.

**7:40 PM Public Hearing - 555 South Street, Site Plan Approval, Planning Board Case No. 2015-06**

In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a public hearing on **Wednesday, September 10, 2014 at 7:40 P.M.** in the new City Council Chambers, 2<sup>nd</sup> Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Quincy Shipyard LLC, Jay Cashman, Manager, 549 South Street, Po Box 692396, Quincy, MA 02269 for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1.1 and Special Permit under Sections 3.1.3 (Major Nonresidential Use), 9.4 (Special Permits) and 5.1.17 (parking waiver). The proposal is to construct a new 43,750 sq. ft. one story industrial warehouse building. The property contains 529,254 sq. ft. of land and is located at **555 South Street**. The land is within the Industrial B zoning district and is shown on Assessors Map 2094, Lot 7B.

**BUSINESS MEETING:**

1. Review of memo from Paul J. Hines, Assistant City Solicitor regarding the sale of less than 150 sq. ft. of residential City-owned land located at 22 Spring Street Rear- Vote on recommendation of sale of land
2. Deliberations and vote on Site Plan Approval Decision and conditions on 168 School Street - Planning Board Case No. 2015-01
3. Deliberations and vote on Site Plan and Special Permit Decision and conditions on 27-47 & 53 Liberty Street - Planning Board Case No. 2015-02
4. Deliberations and vote on Site Plan Approval Decision and conditions on 37-45 Wren Terrace - Planning Board Case No. 2015-05
5. Deliberations and vote on Special Permit and Site Plan Approval Decision and conditions on 555 South Street -Planning Board Case No. 2015-06
6. Avalon Bay – City Council Planned Unit Development – Initial Planning Board Review of Applicant's presentation of revised plans dated August 26, 2014

**ANY OTHER RELATED BUSINESS PROPERLY PRESENTED TO THE BOARD**